

St. Leo, Florida, Code of Ordinances >> PART III - LAND DEVELOPMENT CODE >> **ARTICLE XVIII. - DEVELOPMENT IMPACT FEES >>**

ARTICLE XVIII. - DEVELOPMENT IMPACT FEES

Sec. 18.1. - Intent and purpose.

Sec. 18.2. - Impact fees.

Sec. 18.3. - Use of impact fee funds.

Sec. 18.1. - Intent and purpose.

The town commission has made a finding of fact that:

- A. New development in the Town of St. Leo will require modification, improvement and expansion of the road system within the town and there is a strong nexus between the expected impact and new development.
- B. New development will have only some, but modest, impact on public services (police, fire and medical emergency) and water and sewer services.
- C. Planning for the necessary provision of new roads and roadway improvements created by new land development activity generating traffic is in the best interest of public health, safety and welfare.
- D. It is the purpose of this article to establish a regulatory fee to assist in providing increased capacity for the streets within the Town of St. Leo to accommodate the increased demand new land development activity will have on the town's road system.

(Ord. No. 11-01, § 2, 1-10-2011)

Sec. 18.2. - Impact fees.

- A. There shall be an imposed impact fee of \$1,000.00 for the following development:
 - 1. Each new single-family unit.
 - 2. Each new unit within a multifamily development.
 - 3. Each new mobile home unit.
 - 4. Each new business within a commercial development.
- B. There shall be an imposed impact fee of \$450.00 for each unit of every student residence hall and each unit of every student dormitory.
- C. The fees collected pursuant to this section shall be spent solely on transportation and road expenses as provided for herein. Such amount must be expended within a reasonable period of time after the collection of such fees, not to exceed 13 years, or be returned to the present owners of the property.
- D. The impact fee shall be due and paid prior to the issuance of any certificate of occupancy.

(Ord. No. 11-01, § 2, 1-10-2011)

Sec. 18.3. - Use of impact fee funds.

- A.

The impact fees collected shall be used solely for the purpose of constructing or improving roads, streets, highways and bridges on the streets within the Town of St. Leo, and shall include, but not be limited to, the following:

1. Preparation of roadway design and construction plans.
2. Right-of-way acquisition.
3. Construction of new roadways, including pavement, medians, curbing and shoulder areas.
4. Construction for roadway widening and new turning lanes.
5. Construction of stormwater facilities associated with roadway construction.
- Construction of new bridges.
- Purchase and installation of traffic lighting, signage, markings and signals.
8. Relocation of utilities.
- Construction of sidewalks and/or bicycle paths.

- B. It is specifically recognized that new land development activity generating traffic within the Town of St. Leo will also have an impact on the state highway system and county roads servicing the Town of St. Leo, and it is in the best interest of the citizens of the Town of St. Leo, from time to time as decided by the town commission, to provide the Florida State Department of Transportation and Pasco County with a portion of the transportation impact fees collected from new development in the Town of St. Leo in order to mitigate the impact of such new development on the state highway system and county road system. It is not intended that the impact fee revenue generated within the Town of St. Leo, and used from time to time to supplement state and county road projects as provided for above, be utilized to replace other state or county revenue available for use in the Town of St. Leo for such purposes, but it is intended that such Town of St. Leo impact fee revenue be utilized in conjunction with all other available county, state and federal revenues in order to provide for the orderly growth of the town.

(Ord. No. 11-01, § 2, 1-10-2011)